

Comprehensive Plan Implementation Committee Minutes August 3<sup>rd</sup>, 2009 as accepted 8/17/09

Present: John Papacosma, Burr Taylor, Elsa Martz, Robin Brooks, Louise Huntington, planner Carol Tukey.

Absent: David Chipman

The minutes from July 6<sup>th</sup> were approved as amended.

Using the six Criteria for Village Districts in the July 6<sup>th</sup> minutes, eleven possible growth areas throughout the town were evaluated for designation as final growth areas.

North Harpswell – 245 acres

This area did not meet any of the established criteria

Mountain Road/intersection with Rte 123 – 162 acres

Harpswell Center – 341 acres

Mitchell Field – 272 acres

West Harpswell – 198 acres

Ash Point – 154 acres

South Harpswell – 300 acres

Orr's Island – 120 acres

Bailey Island – 134 acres

East Harpswell – 229 acres

Cundy's Harbor – 233 acres

The ten areas above met enough criteria to be designated as growth areas.

The average village acreage is 214 acres.

The total of the ten village areas is 2,143 acres.

Still to do:

- clarify boundaries (establish whether these are to follow lot lines)
- set lot sizes in village district subdivisions
- establish permitted uses in village districts
- propose ways to encourage clustering by providing meaningful incentives
- build out analysis for villages
- script workshops
- plan visual aids needed for citizen workshops
- \* summary proposal prepared

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Our three primary objectives are:

- change subdivision acreage in growth areas
- encourage clustering in subdivisions
- identify village growth areas

It was agreed meetings will be held twice a month through December.

The following dates were set for Mondays at 3 p.m. at the Town Offices:

August 17<sup>th</sup>, August 31<sup>st</sup>, September 14<sup>th</sup>, and September 28<sup>th</sup>

Respectfully submitted, Louise Huntington, secretary



